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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 1854

03/03/2025 Authored by Fischer, Howard and Rehrauer The bill was read for the first time and referred to the Committee on Housing Finance and Policy

1.1 A bill for an act
1.2 relating to housing; providing rights to tenants when a landlord has received funding
1.3 to assist with renovations of a residential rental unit; proposing coding for new
1.4 law in Minnesota Statutes, chapter 504B.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. [504B.267] HOMEOWNER RENOVATION ASSISTANCE;
1.7 NONRENEWAL PROHIBITED.

1.8 (a) A landlord who receives federal, state, or local government assistance, including
1.9 assistance that is awarded through a housing redevelopment authority or nonprofit, to
1.10 renovate a rental unit to accommodate the health, safety, or disability of a tenant, must allow
1.11 the tenant to continue to reside in the unit. A nonrenewal of lease provided to a tenant in
1.12 violation of this section is void and a landlord is liable for any costs incurred by a tenant
1.13 when a landlord has violated this section, including attorney fees and costs.

1.14 (b) Nothing in this section prevents a landlord from pursuing an eviction action that is
1.15 otherwise allowed under this chapter.

1.16 (c) A rental increase that the court finds to be unreasonable or disproportionate may be
1.17 considered a constructive nonrenewal and is a violation of this section.